

Planning and Zoning Commission Meeting Minutes of December 10, 2013:

13-241Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Bob Tomes Ford, on Behalf of McKinney Lone Star Enterprises, L.P., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Park View Avenue and North Brook Drive

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that applicant was requesting to rezone the property to reduce the existing landscape buffer along Park View Ave. from 60' to 20' in width and to modify the screening requirements for the storage of vehicles on the property. Ms. Gleinser stated that Staff recommends denial of the proposed rezoning request due to lack of compatibility with the adjacent land uses.

Chairman Franklin asked about the minutes for when this property was previously rezoned in 1999. Ms. Gleinser explained the previous minutes and the staff report for case # 99-018Z were include as attachments in this staff report. Mr. Brandon Opiela, Planning Manager for the City of McKinney, briefly discussed what the minutes stated regarding the provisions that were put in place when the property was rezoned in 1999.

Commission Member Gilmore asked about the proposed location of the fence. Ms. Gleinser explained that the fence along Park View Ave. currently has a 60' setback; however, the applicant was requesting that it be reduced to a 20'

setback. She stated that the wall would be required for screening the storage of vehicles.

Mr. Bob Tomes, Bob Tomes Ford, 950 S. Central Expwy., McKinney, TX, explained the rezoning request. He stated that they are requesting a 20' setback with appropriate landscaping. Mr. Tomes stated that they plan to store new vehicles in the proposed enclosure on the property. He stated that they would not have a warehouse facility or being doing any repair work on this property.

Commission Member Kochalka asked Mr. Tomes if he was the applicant for case # 99-018Z. Mr. Tomes said yes. Commission Member Kochalka asked if the intent of the 60' setback was to create an open space between the development and the residential neighborhood. Mr. Tomes said yes. He felt that they had been very good corporate citizens of McKinney and had zero complaints or concerns on their collision repair center from surrounding neighbors or residents using the surround park. Mr. Tomes stated that they are in the process of expanding their Ford service facilities; therefore, they were need additional storage space for the new vehicles. He felt that most thoroughfares in McKinney had a 20' setback.

Commission Member Thompson asked how many vehicles they plan to store at this site. Mr. Tomes stated that it would be between 200 – 230 Ford and Subaru vehicles.

Commission Member Gilmore asked if the 60' buffer would remain for the current collision repair facility. Mr. Tomes said yes.

Chairman Franklin asked if the nearby park and assisted living facility were located there in 1999. Commission Member Thompson said yes.

Chairman Franklin opened the public hearing and called for comments.

The following people spoke in opposition of the proposed rezoning request. These citizens had concerns about reducing the buffer from 60' to 20', reducing the integrity of the residential neighborhood, installing a 6' masonry screening wall along Park View Ave., reduction in property values, and loss of green space.

- Ms. Leslie Vestal, 2334 N. Ridge Rd., McKinney, TX
- Ms. Jeannie Graham, 2329 N. Ridge Rd., McKinney, TX

The following people spoke in favor of the proposed rezoning request. These citizens felt that reducing the buffer from 60' to 20' was appropriate, parking vehicles on the property would be a low impact use, increasing the parking spaces would allow them to temporarily store an additional 60 new vehicles, did not feel that this development would increase traffic, and noted that a wall could currently be built at the 60' buffer.

- Mr. Bob Roeder, 1700 Redbud # 300, McKinney, TX
- Mr. Brandon Tomes, 950 S. Central Expwy., McKinney, TX

Commission Member Thompson asked if a screening wall was required to build a facility to store the vehicles on the property. Ms. Gleinser said yes.

Commission Member Thompson asked Mr. Bob Tomes if they plan to build the facility whether or not they were able to reduce the buffer from 60' to 20'. Mr. Tomes said yes.

Vice-Chairman Bush asked Staff if there was about 10' of parkway within the right-of-way between the street and the property line that would increase the distance from the street to where the wall could be built. Ms. Gleinser said yes. Vice-Chairman Bush asked to clarify that if this request to reduce the buffer to 20' was approved that the actual location of the wall would be about 30' from the street. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that was correct.

On a motion by Vice-Chairman Bush, seconded by Commission Member Gilmore, the Commission voted to close the public hearing, with a vote of 7-0-0.

Commission Member Kochalka stated that a 60' setback was large for any thoroughfare; however, it would create a nice open space. He felt that the current 60' setback, across from the park, would be more appropriate.

Commission Member Thompson reminded the Commission that there would be an additional 10' added to the distance where the wall could be built on the property from the street curb.

On a motion by Vice-Chairman Bush, seconded by Commission Member Gilmore, the Commission voted to recommend approval of the rezoning request as recommended by staff, with a vote of 5-2-0. Commission Members Kochalka and Osuna voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 7, 2014.

